

151.0

0001

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,062,500 / 1,062,500

APPRAISED:

1,062,500 / 1,062,500

USE VALUE:

1,062,500 / 1,062,500

ASSESSED:

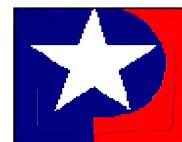
1,062,500 / 1,062,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CEDAR AVE, ARLINGTON

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9156.000	506,800		555,700	1,062,500	
Total Card	0.210	506,800		555,700	1,062,500	Entered Lot Size
Total Parcel	0.210	506,800		555,700	1,062,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	556.28	/Parcel: 556.28	Land Unit Type:


**Patriot**  
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: DICKSON ROSS &	
Owner 2: BRAY KRISTIN	
Owner 3:	

Street 1: 15 CEDAR AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02476
Type:

PREVIOUS OWNER
Owner 1: HOWARD PETER M & ANN M -
Owner 2: -
Street 1: 15 CEDAR AVE
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Clapboard Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price/Units Type Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
101 One Family 9156 Sq. Ft. Site 0 80. 0.76 9

Total AC/HA: 0.21019	Total SF/SM: 9156	Parcel LUC: 101	One Family	Prime NB Desc	Brackett	Total: 555,747	Spl Credit	Total: 555,700
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 2	- Clapboard			A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BLUE				A Kits:	Rating:														
View / Desir:				Fpl: 3	Rating: Very Good														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating: Average														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1940	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G15	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %														
Prim Int Wal	2	- Plaster		Functional:	%														
Sec Int Wall:				Economic:	%														
Partition: T	- Typical			Special:	%														
Prim Floors: 3	- Hardwood			Override:	%														
Sec Floors:				Total:	4.6 %														
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Subfloor:				Basic \$ / SQ:	130.00					Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 1				Size Adj.: 1.19973826															
Electric: 3	- Typical			Const Adj.: 0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ: 155.950															
Int vs Ext: S				Other Features: 113500															
Heat Fuel: 2	- Gas			Grade Factor: 1.10															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac:		NO	Adj Total: 531199															
% Com Wal	% Sprinkled			Depreciation: 24435															
				Depreciated Total: 506764						WtAv\$/SQ:	AvRate:	Ind.Val							
										Juris. Factor: 1.00	Before Depr: 171.55								
										Special Features: 0	Val/Su Net: 141.56								
										Final Total: 506800	Val/Su SzAd 265.34								
<b>MOBILE HOME</b> Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 151.0-0001-0006.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							